

# Exhibit D



Exterior BPO Form

Address: 32 BAINBRIDGE ST

City: ROOSEVELT

State: NY

Zip: 11575

County: Nassau

Borrower Name: DIGNA SANCHEZ

Inspection Date: 2/24/2010

Effective Date: 2/24/2010

Property ID/APN: 55-290-731

Loan #: 9800311400

Order ID: 3662

Neighborhood/Subdivision: N/A

Reference #(1): 48203

Reference #(2): 999999940

Completed By: (company, name, address, phone, fax)

JAN KALMAN REALTY, ARTHUR KALMAN, 1992 MERRICK AVENUE, MERRICK, NY 11566, 516-578-7537, ajkalmn@gmail.com

Agent's / Broker's distance from the subject: 1.22 Mile(s)

## I. General Conditions

Property Type: SFR

Estimated Exterior Repair Cost: \$0

Occupancy: Tenant

Total Estimated Repairs: \$

Property Condition: Low Average

Estimated Repair Time: 0 Days

Condition Comments:

HOA? No

Subject appears maintained and occupied. It is average condition & conforms with the neighborhood. It currently has a mother/daughter legal status. \*\*\*This neighborhood is driven by REO & Short Sale properties. I needed to expand the search radius a little to find similar distressed comparables.\*\*\*

## II. Subject Sales and Listing History

Is Subject Currently Listed? No

MLS #:

Current List Price:

Listing Agent:

Original List Price

Listing Agent Phone:

List Date:

Listing Agency:

Prior history (most recent transaction or expired listing first):

Date Listed	Date Sold	List Price	Sale Price	Notes
2/18/2007		469,900		Withdrawn
12/9/2004	6/20/2005	385,000	376,000	Closed

## III. Neighborhood Market Data

Location: Suburban

Normal Marketing Days: &lt;90

Local Economy Is: Contracting

Range of Value in Subjects Area:

Low: \$62,000

Average: \$199,000

High: \$366,000

Housing Supply Is: Expanding

Pride Of Ownership: High Average

Number of Listings Is: Decreased 1% (last 6 months)

Market For This Type of Property: Contracting

Neighborhood Comments: Subject is located in an residential neighborhood driven by REO &amp; Short Sale properties. Close to schools, parks, shopping &amp; transportation.

## IV. Current Listings

	Subject	Listing #1	Listing #2	Listing #3
Street Address	32 BAINBRIDGE ST	210 DENTON PL	173 FREDERICK AVE	139 UNDERHILL AVE
Zip Code	11575	1157	1157	1157
Miles To Subject		0.59	0.12	0.22
List Price \$		198,000	199,000	199,000
Orig. List Date		8/31/2009	2/4/2009	8/18/2009
Orig. List Price		198,000	300,000	299,000
Days on Market		174	20	186
Age (# of Years)	55	60	54	53
Condition	Low Average	Low Average	Low Average	Low Average
Style/Design	Cape	Cape	Cape	Cape
Living SQ. Feet	1,531	1,500	1,333	1,365
Bedrooms	4	4	3	4
Bathrooms/Half Baths	2 / 0	2 / 0	2 / 1	2 / 0
Basement	Yes	No	Yes	Yes
Total Room #	9	7	6	8
Garage	NONE NONE	1 CAR ATTACHED	NONE NONE	NONE NONE
Lot Size (Ac.)	0.14	0.19	0.17	0.17
Other				

Comments: (Why the comparable listing is superior or inferior to the subject)

Listing #1: \*Short Sale\* Similar in interior sq.ft, style, baths, condition &amp; location. Superior in lot size.

Listing #2: \*Short Sale\* Similar in interior sq.ft, style, condition &amp; location. Superior by 1/2 bath &amp; lot size.

Listing #3: \*Short Sale\* Similar in interior sq.ft, style, baths, condition &amp; location. Superior in lot size.

V. Recent Sales

	Subject	Sold #1	Sold #2	Sold #3
Street Address	32 BAINBRIDGE ST	118 WESTFIELD AVE	238 INDEPENDENCE AVE	31 PUTNAM AVE
Zip Code	11575	11575	11575	11575
Miles To Subject		0.56	0.59	0.53
List Price \$		158,500	164,900	179,900
Orig. List Date		9/30/2008	9/22/2009	7/17/2009
Orig. List Price		185,000	169,900	179,900
Sale Price \$		150,000	164,900	185,500
Type of Financing	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN
Date of Sale		10/9/2009	1/20/2010	11/2/2009
Type of Sale	MLS/NO DISTRESS	REO/VACANT	REO/VACANT	REO/VACANT
Days on Market		355	27	35
Age (# of Years)	55	61	86	51
Condition	Low Average	Low Average	Low Average	Low Average
Style/Design	Cape	Cape	Cape	Cape
Living SQ. Feet	1,531	1,324	1,361	1,652
Bedrooms	4	4	3	5
Bathrooms/Half Baths	2 / 0	2 / 0	2 / 0	1 / 1
Basement	Yes	Yes	Yes	Yes
Total Room #	9	6	6	9
Garage	NONE NONE	1 CAR DETACHED	1 CAR DETACHED	NONE NONE
Lot Size (Ac.)	0.14	0.12	0.14	0.11
Other				
Adjustment* \$ +/- (See Notes Below)		+6,000	+6,000	+1,000
Adjusted Value*		156,000	170,900	186,500

\*This is the Amount that should be added to or subtracted from the comparables Sale Price (Due to difference in features location etc.) to estimate the value of the Subject. If the Comp is inferior to the Subject then the adjustment will be positive.

\*Estimated value of the Subject, based upon the sales price of the comparable Sold + or - adjustments.

Reasons for Adjustments (Why the comparable is superior or inferior to the subject).

Sold #1: \*REO\* Similar in interior sq.ft, baths, style,lot size, condition & location.  
Sold #2: \*REO\* Similar in interior sq.ft, baths, style,lot size, condition & location.  
Sold #3: \*REO\* Similar in interior sq.ft,style,lot size, condition & location. Inferior by 1/2 bath.

VI. Marketing Strategy

	"As-Is" Value 6 Mo. - 1 Yr. Mkt Time	"Repaired" Value 6 Mo. - 1 Yr. Mkt Time	"QuickSale" Value 30 - 60 Day Mkt Time
Suggest List Price	\$185,000	\$185,000	\$169,000
Market Value	\$175,000	\$175,000	\$160,000

Comments Regarding Pricing Strategy:

The distressed comparable sales and listings were both appropriate and relatively recent in nature. The distressed sales in this neighborhood are all similar to the subject in all key factors of comparison. The adjustments applied were appropriate and supportable, and result in an appropriate indication of value from this approach. The forecast for the subject market is for continued declines.

VII. Repair Addendum

Item Needing Repair	Repair Comments	Estimated Cost
Total Estimated Repairs:		\$



Label: Subject  
View: Front



Label: Subject  
View: Address Verification



Label: Subject  
View: Street



Label: Subject  
View: Side





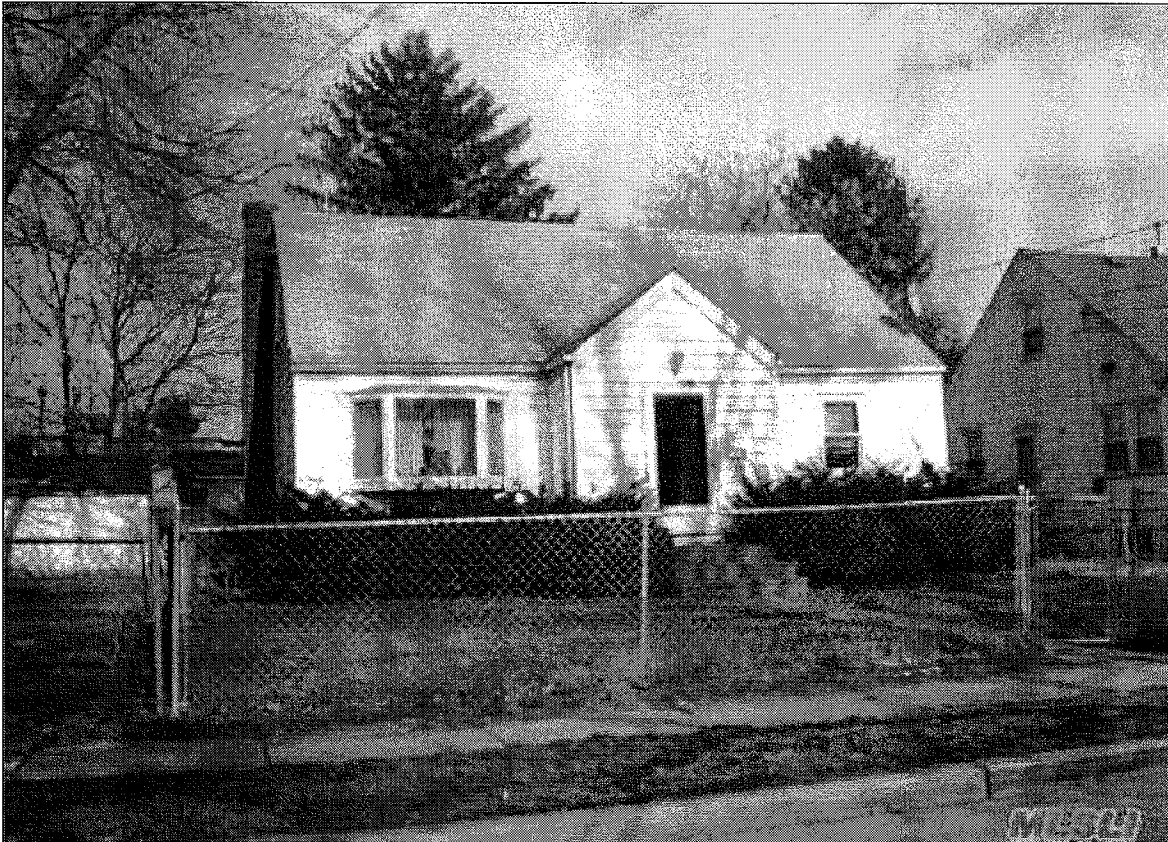
Label: Comp Listing 1  
View: Front



Label: Comp Listing 2  
View: Front



Label: Comp Listing 3  
View: Front

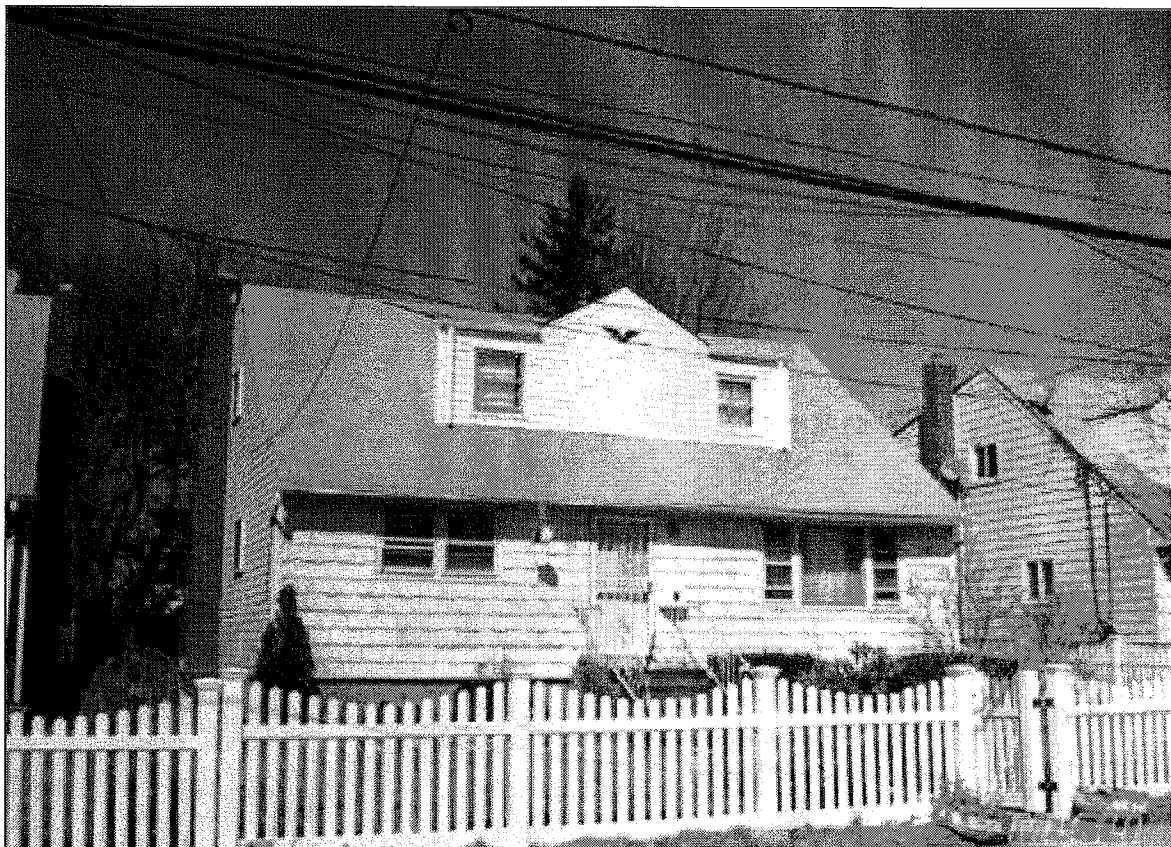


Label: Comp Resale 1  
View: Front





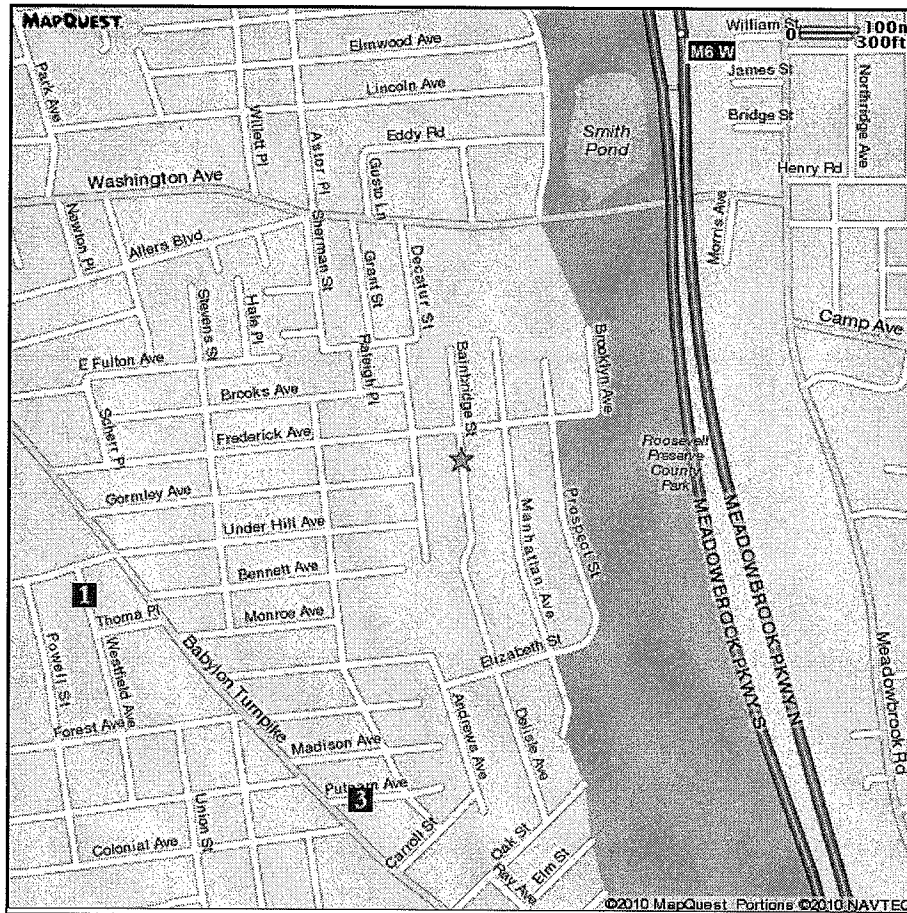
Label: Comp Resale 2  
View: Front



Label: Comp Resale 3  
View: Front



Map of Subject Property: 32 BAINBRIDGE ST, ROOSEVELT, NY 11575



<b>1</b>	<b>Listing #1:</b> 210 DENTON PL (ADDRESS NOT MAPPED)
<b>2</b>	<b>Listing #2:</b> 173 FREDERICK AVE (ADDRESS NOT MAPPED)
<b>3</b>	<b>Listing #3:</b> 139 UNDERHILL AVE (ADDRESS NOT MAPPED)
<b>1</b>	<b>Sale #1:</b> 118 WESTFIELD AVE, ROOSEVELT, NY 11575-2161
<b>2</b>	<b>Sale #2:</b> 238 INDEPENDENCE AVE (ADDRESS NOT MAPPED)
<b>3</b>	<b>Sale #3:</b> 31 PUTNAM AVE, ROOSEVELT, NY 11575-2511

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